

RECEIVED

JUL 16 2012

City of Issaquah

PERMIT APPLICATION

Type of Application: Community Conference

CITY OF ISSAQUAH

This Section For Staff Use Only

Permit Number: PLN12-00049 Date Received: 7/16/12
Fee: 1,013.00 Receipt #: R2064
Staff Contact: Jerry Lind

PROJECT INFORMATION

Name of Project (if applicable): Spak Property
Project Site Address 905 Newport Way NW, Issaquah, Washington 98027
Parcel Number 282406-9011

OWNER

Name: Andrew Michael Construction
Address: P.O. Box 6127, Bellevue, Washington 98008
Phone: (206) 714-6707 e-mail: bob@belmonthomes Fax: wa.com

APPLICANT

Name: Andrew Michael Construction
Address: P.O. Box 6127, Bellevue, Washington 98008
Phone: (206) 714-6707 e-mail: bob@belmonthomes Fax: wa.com

CONTACT

Name: Core Design Inc. LAPE HERMANSEN
Address: 14711 NE 29th Place Suite #101, Bellevue, Washington 98007
Phone: (425) 885-7877 e-mail: lbh@coredesigninc.c Fax: om

PROPOSED PROJECT DESCRIPTION

Please provide a brief description of the project. (Use an additional sheet of paper, if necessary.)
See Attached Document

I certify (or declare) under penalty of perjury under the laws of the State of Washington that all application information, including plans and reports, are true and complete to the best of my knowledge. I understand the lead agency is relying on them to make its decision.

Signature: [Signature]Date: 7/16/12

PLN12-00049

Exhibit 1

PROJECT SITE INFORMATION

Legal Description: (Use an additional sheet of paper, if necessary.)

POR OF SE 1/4 OF NW 1/4 STR 28-24-06 LY WLY OF SE NEWPORT WAY (SUNSET HIGHWAY)
AS ESTAB BY DEED UNDER REC NO 1212656 AND WLY OF A 10.00 FT STRIP OF LAND AS
ESTAB IN SETTLEMENT AGREEMENT UNDER REC NO 9505040339 LESS NORTH 50.00 FT &
LESS SOUTH 240.89 FT AND LESS ANY POR THOF CONVEYED TO WM SOMSAK BY Q.C.D.
UNDER REC NO 6358120 TGW POR VAC NEWPORT-ISSAQUAH ROAD NO 941 - AKA "LOT A"
OF ISSAQUAH LOT LINE ADJUSTMENT NO PLN06-00015 REC NO 20060412900001

Zoning Designation: MF-M & SF-6

Land Use Designation: Multifamily Residential & Low Density Residential

Subarea Designation: Newport

Shoreline Designation, if applicable: _____

Existing Land Use: Single Family Residential

Adjacent Land Uses North: SFR

South: SFR

East: SFR

West: SFR

Acreage in square feet: 456,944 10.5 Acre

Does the site contain any of the following environmentally critical areas? Check all that apply.

☐ Flood Hazard Area

☐ Landslide Hazard Area

☐ Seismic Hazard Area

☐ Wetlands

☐ Streams

☐ Coal Mine Hazard Area

☒ Steep Slope Hazard Area

PROPOSED DEVELOPMENT STATISTICS

Proposed Land Use: Multifamily Residential & Single Family Residential

Density (multifamily only): 51 units & 9
lots

Impervious Surface Ratio: 17.3%
impervious
(1:5.8)

Pervious/Landscaping/Open Space Provided (in square feet): 378,073

Maximum Proposed Building or Structure Height: 143' 3"

Total Proposed Building Square Footage (Gross Area): 99,957

Proposed Setbacks Front: 10' Multifamily & 20'
Single Family

Rear: 20' Multifamily & 10'
Single Family

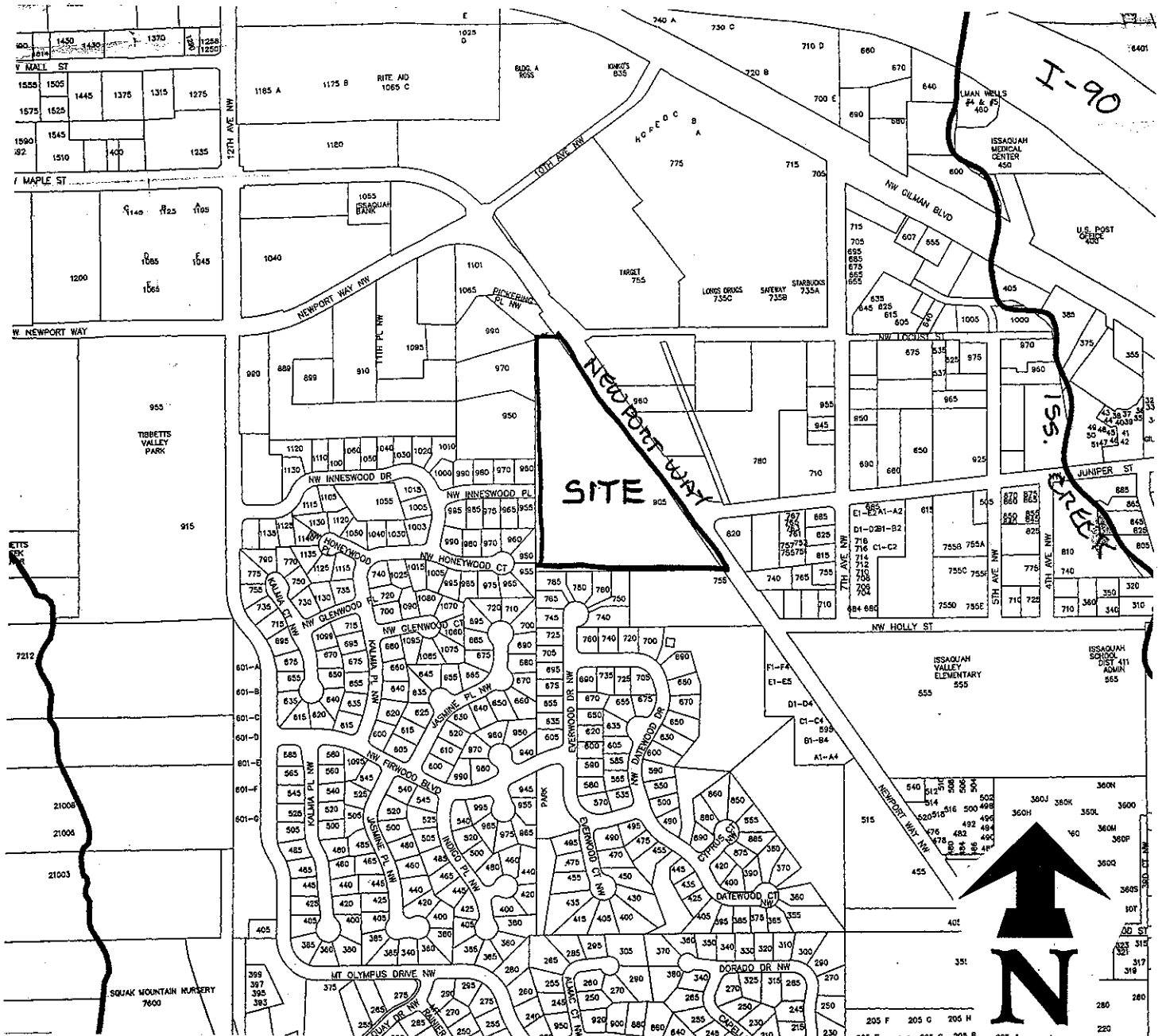
Side: 7' Multifamily & 8'
Single Family

Parking Spaces Provided: 90 Multifamily & 36
Single Family

VICINITY MAP

Spak Property

905 Newport Way NW



JUL 16 2012

PROJECT DESCRIPTION

SPAK PROPERTY – CITY OF ISSAQUAH

SITE DESCRIPTION:

The project site is located at the eastern terminus of NW Inneswood Place and is bounded on the eastern side by Newport Way NW. The parcel number for the site is 2824069011 and the site address is 905 Newport Way NW. The site currently has one single-family home and associated out buildings. The existing parcel is 456, 983 S.F. (10.49 AC.) in size.

The property slopes from the high point of the site in the southwest corner, at the elevation of 216' down to the low point of the site. The low point of the site is located northeast of the existing house and is at an elevation of 68'. This slope creates an average slope of 26.8% across the site. The site contains two buildable areas that have slopes in the range of 5% that will accommodate the improvements proposed by this project.

Based on the geo-technical report provided for the project the project site is underlain by Pre-Olympian Glacial Deposits which is described as weakly to strongly oxidized silt, sand, gravel and local till of glacial origin. The site does contain Steep Slope Hazard Areas (40% or greater grade and more than 20 feet of slope), these areas are identified on the plans submitted for the Community Conference and are addressed in the Geo-technical Report prepared by Icicle Creek Engineers, Inc.

PROJECT DESCRIPTION:

The property will have two different projects that will be submitted at the same time but will use different mechanisms to obtain approvals from the City of Issaquah. The upper project will be a 9 lot single-family preliminary plat that will gain access via NW Inneswood Place. The lower project will be a 51-unit apartment building that will gain access via Newport Way NW. This project will be submitted for approval using an Administrative Site Development Permit (ASDP). The project parcel is currently split between two zoning designations: SF-5 (4.5 DU/AC) and MF-M (Multi-family medium 14.52 DU/AC). In order to establish a boundary for the two zoning designation a short plat will be submitted to delineate the two projects as well as establish the boundary between the two zoning areas.

Stormwater for the two projects will be handled in one water quality/detention vault located in the parking lot of the apartment site. Stormwater from the single-family portion will be collected and routed to a pipe that will travel overland, to minimize disturbance on the slope, to the vault. Stormwater from the apartment site will also be routed to the on-site water quality/detention vault. Stormwater will then be treated for water quality and released into the downstream storm drainage system at pre-development flows.

CITY OF
ISSAQUAH

CITY OF ISSAQUAH
SHORT PLAT
NO. SP12-

DECLARATION

KNOW ALL MEN BY THESE PRESENTS THAT WE THE UNDERSIGNED OWNER(S) OF THE LAND HEREIN DESCRIBED DO HEREBY MAKE A SHORT PLAT THEREOF PURSUANT TO RCW 59.12.060 AND DECLARE THIS ADJUSTMENT TO BE THE GRAPHIC REPRESENTATION OF THE SAME, AND THAT SAID ADJUSTMENT IS MADE WITH THE FREE CONSENT AND IN ACCORDANCE WITH THE DESIRES OF THE OWNER(S). IN WITNESS WHEREOF, WE HAVE SET OUR HANDS AND SEALS.

A WASHINGTON LIMITED LIABILITY COMPANY

BY:
ITS:

STATE OF WASHINGTON
COUNTY OF

I CERTIFY THAT I KNOW OR HAVE SATISFACTORY EVIDENCE THAT _____ IS THE PERSON THAT APPEARED BEFORE ME, AND SAID PERSON ACKNOWLEDGED THAT HE SIGNED THIS INSTRUMENT; ON OATH STATED THAT HE WAS AUTHORIZED TO EXECUTE THE INSTRUMENT; AND ACKNOWLEDGED IT AS _____ A WASHINGTON LIMITED LIABILITY COMPANY; TO BE THE FREE AND VOLUNTARY ACT OF SUCH PARTY FOR THE USES AND PURPOSES MENTIONED IN THE INSTRUMENT.

DATED: _____, 2012.

PRINTED NAME:
NOTARY PUBLIC IN AND FOR THE
STATE OF WASHINGTON

RESIDING AT _____

MY APPOINTMENT EXPIRES _____

LEGAL DESCRIPTION

THAT PORTION OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 24 NORTH, RANGE 6 EAST, W.M., IN KING COUNTY, WASHINGTON, 11000 WESTERLY OF SOUTHEAST NEWPORT WAY (SUNSET HIGHWAY) AS ESTABLISHED BY DEED RECORDED UNDER RECORDING NUMBER 1212556 AND WESTERLY OF A 10-FOOT STRIP OF LAND AS ESTABLISHED IN A SETTLEMENT AGREEMENT RECORDED UNDER RECORDING NUMBER 9505040336;

EXCEPT THE NORTH 50 FEET; AND EXCEPT THE SOUTH 240.89 FEET; AND EXCEPT ANY PORTION THEREOF CONVEYED TO WILLIAM ANDREW SONSAK BY THAT CERTAIN QUIT CLAIM DEED RECORDED UNDER RECORDING NUMBER 4358120;

TOGETHER WITH THAT PORTION OF VACATED NEWPORT-ISSAQUAH ROAD (#941); WHICH ATTACHES BY OPERATION OF LAW.

ALSO KNOWN AS LOT A, CITY OF ISSAQUAH LOT LINE ADJUSTMENT NO. PLN08-00015, RECORDED IN VOL. 202 OF SURVEYS, PGS. 74-75, REC. NO. 20080412300001, KING COUNTY, WASHINGTON.

BASIS OF BEARINGS

N01°41'45"E ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28-24-6 PER THE WOODS AT ISSAQUAH DIVISION 4, RECORDED IN VOLUME 127 OF PLATS, PAGES 55 AND 56.

SURVEY NOTES

1. ALL TITLE INFORMATION SHOWN ON THIS MAP HAS BEEN EXTRACTED FROM FIRST AMERICAN TITLE INSURANCE COMPANY COMMITMENT FILE NO. 4209-1815014, DATED OCTOBER 30TH, 2011. IN PREPARING THIS MAP, CORE DESIGN HAS CONDUCTED NO INDEPENDENT TITLE SEARCH NOR IS CORE DESIGN AWARE OF ANY TITLE ISSUES AFFECTING THE SURVEYED PROPERTY OTHER THAN THOSE SHOWN ON THE MAP AND DISCLOSED BY THE REFERENCED FIRST AMERICAN COMMITMENT. CORE DESIGN HAS RELIED WHOLLY ON FIRST AMERICAN TITLE COMPANY'S REPRESENTATIONS OF THE TITLE'S CONDITION TO PREPARE THIS SURVEY AND THEREFORE CORE DESIGN QUALIFIES THE MAP'S ACCURACY AND COMPLETENESS TO THAT EXTENT.

2. ALL DISTANCES ARE IN FEET.

3. THIS IS A FIELD TRAVERSE SURVEY. A SOKKIA S SECOND ELECTRONIC TOTAL STATION WAS USED TO MEASURE THE ANGULAR AND DISTANCE RELATIONSHIPS BETWEEN THE CONTROLLING MONUMENTATION AS SHOWN. CLOSURE RATIOS OF THE TRAVERSE MET OR EXCEEDED THOSE SPECIFIED IN WAC 332-130-090. ALL MEASURING INSTRUMENTS AND EQUIPMENT ARE MAINTAINED IN ADJUSTMENT ACCORDING TO MANUFACTURER'S SPECIFICATIONS.

RECORDER'S CERTIFICATE

FILED FOR RECORD THIS _____ DAY
OF _____, 2012, AT _____, WA,
AT THE REQUEST OF _____

VOLUME: _____
PAGES: _____ TO _____

SUPERINTENDENT OF RECORDS

APPROVALS:
CITY OF ISSAQUAH

RECEIVED

OCT 24 2012

CITY OF ISSAQUAH

DSD PLANNER DATE _____ DSD ENGINEER DATE _____
DSD PROGRAM DATE _____ PUBLIC WORKS DATE _____
MANAGER ENGINEERING DIRECTOR

DEPARTMENT OF ASSESSMENTS

EXAMINED AND APPROVED THIS _____ DAY OF _____, 2012.

ASSESSOR

DEPUTY ASSESSOR

ACCOUNT NO. 2824089011

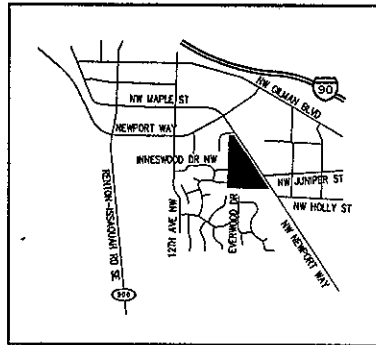
RECORDING NO.

VOL./PAGE

1 inch = 100 ft

PORTION OF

THE SE 1/4 OF THE NW 1/4 OF SEC. 28, TWP. 24 N, RGE. 6 E, W.M.



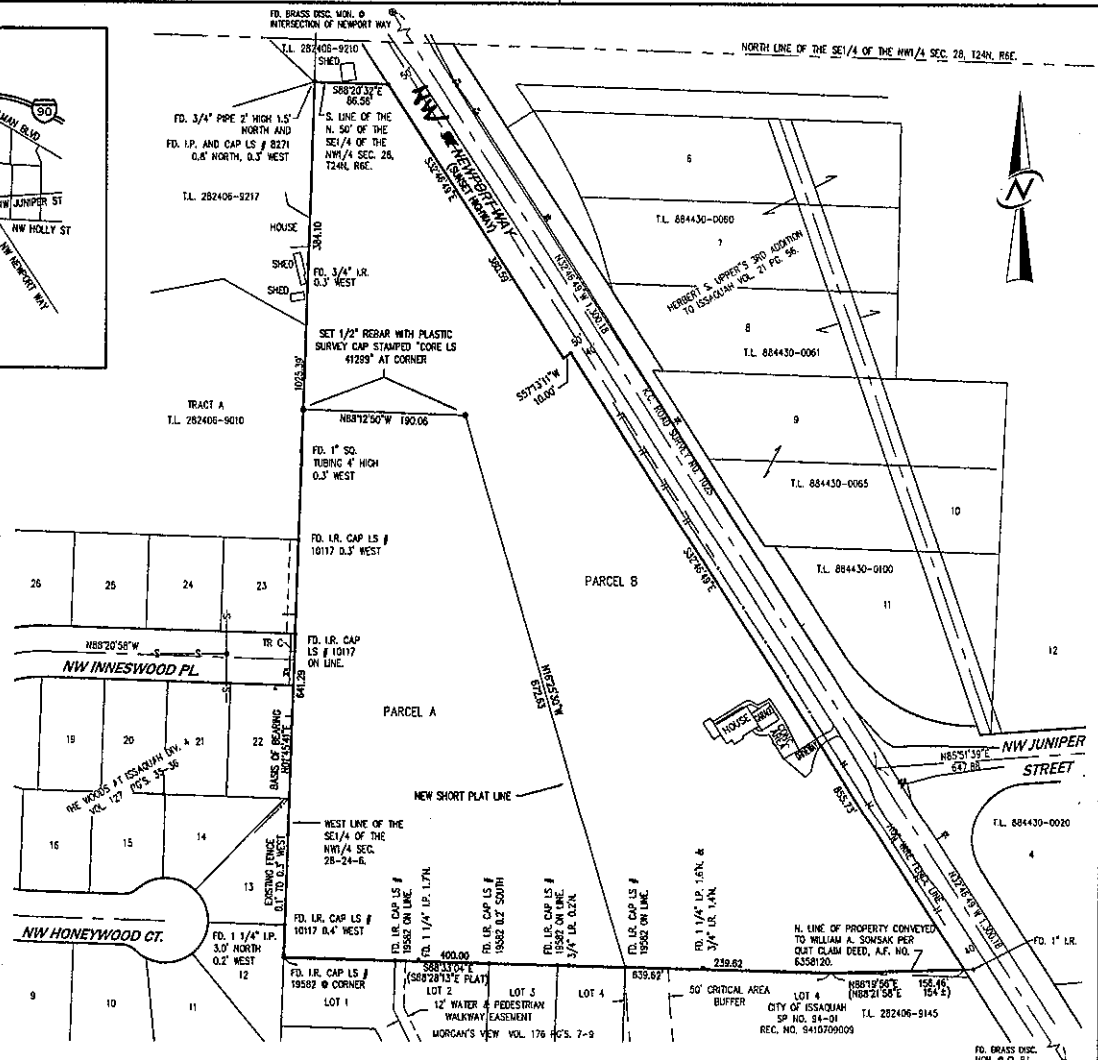
VICINITY MAP
SCALE: 1" = 200'

RESTRICTIONS

1. THIS SITE IS SUBJECT TO THE RESERVATIONS AND EXCEPTIONS REGARDING MINERAL RIGHTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 1322333.
2. THIS SITE IS SUBJECT TO THE TERMS AND CONDITIONS OF A SETTLEMENT AGREEMENT AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 9505040336.
3. THIS SITE IS SUBJECT TO THE COVENANTS, CONDITIONS, RESTRICTIONS AND/OR EASEMENTS AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 2006041280001.
4. THIS SITE IS SUBJECT TO THE TERMS AND PROVISIONS CONTAINED IN THE DOCUMENT ENTITLED "NOTICE OF DECISION" AS DISCLOSED BY INSTRUMENT RECORDED UNDER RECORDING NO. 20080414000914.

AREA TABLE

LOT A: (ORIGINAL PARCEL)	±458,983 SF.	±10.4909 ACRES
PARCEL A:	±180,975 SF.	±4.3383 ACRES
PARCEL B:	±268,008 SF.	±6.1526 ACRES
TOTAL:	±458,983 SF.	±10.4909 ACRES



LAND SURVEYOR'S CERTIFICATE

This SHORT PLAT correctly represents a survey made by me or under my direction in conformance with state and county statutes in April, 2012.

Certificate No. 41299



14711 NE 29th Place Suite 101
Bellevue, Washington 98007
425.885.7877 Fax 425.885.7963



SPAK PROPERTY VINEYARDS CONSTRUCTION SHORT PLAT

DWN. BY GRS	DATE 04/06/12	JOB NO. 11111
CHKD. BY GRS	SCALE 1" = 100'	SHEET 1 OF 1

PLN12-00049
Exhibit 4

18.10.450 Density calculation in critical areas.

A. The following formula for density calculations is designed to provide incentives for the preservation of critical areas and critical area buffers, flexibility in design, and consistent treatment of different types of development proposals. The formula shall apply to all properties on which critical areas such as streams, wetlands, steep slopes, and floodways of streams and associated critical area buffers limit land area available for development. The formula lists the maximum density credits that may be transferred on a particular site from the critical area to a developable site area. However, in some cases the maximum density credits may not be attainable due to other site constraints including but not limited to acreage constraints of the developable site area.

B. For development proposals containing critical areas and associated critical area buffers that limit development, the Director shall determine allowable dwelling units for residential and allowable floor area for nonresidential or commercial development proposals based on the formulas below.

1. Residential: The maximum number of dwelling units (DU) for a lot or parcel which contains critical areas and associated critical area buffers that limit development shall be equal to the number of acres in critical area and critical area buffer that limit development, times the number of dwelling units allowed per acre, times the percentage of density credit, plus the number of dwelling units allowed on the remainder of the site; or: $(\text{Max. DU}) = (\text{Acres in Critical Area and Critical Area Buffer}) (\text{DU/Acre}) (\text{Density Credit}) + (\text{DU allowed on remaining acreage of site})$.

2. The density credit figure is derived from the following table:

Density Credits

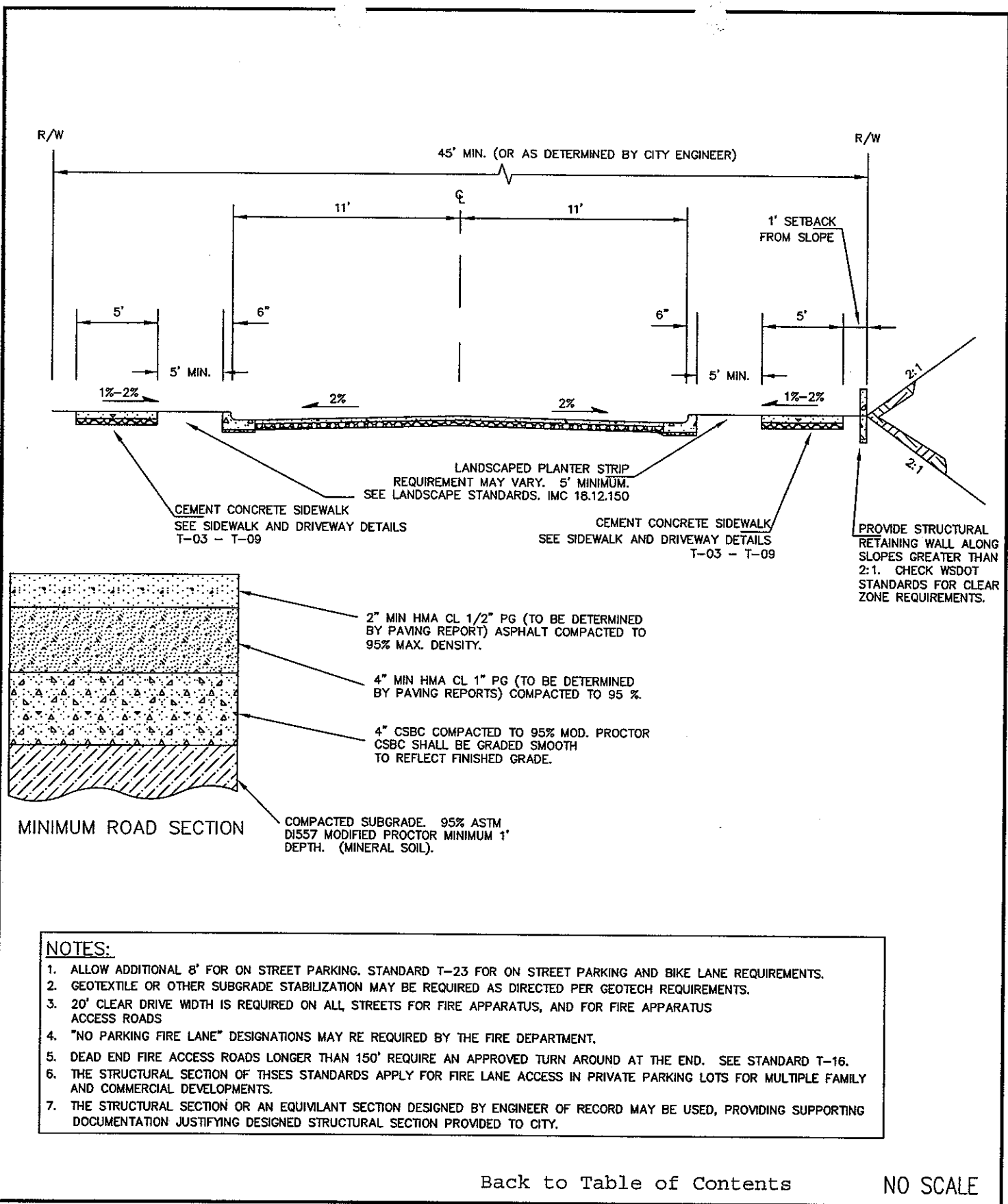
Percentage of site in buffers and/or critical areas	translates into	Density Credit
1 – 10%		100%
11 – 20%		90%
21 – 30%		80%
31 – 40%		70%
41 – 50%		60%
51 – 60%		50%
61 – 70%		40%
71 – 80%		30%
81 – 90%		20%
91 – 100%		10%

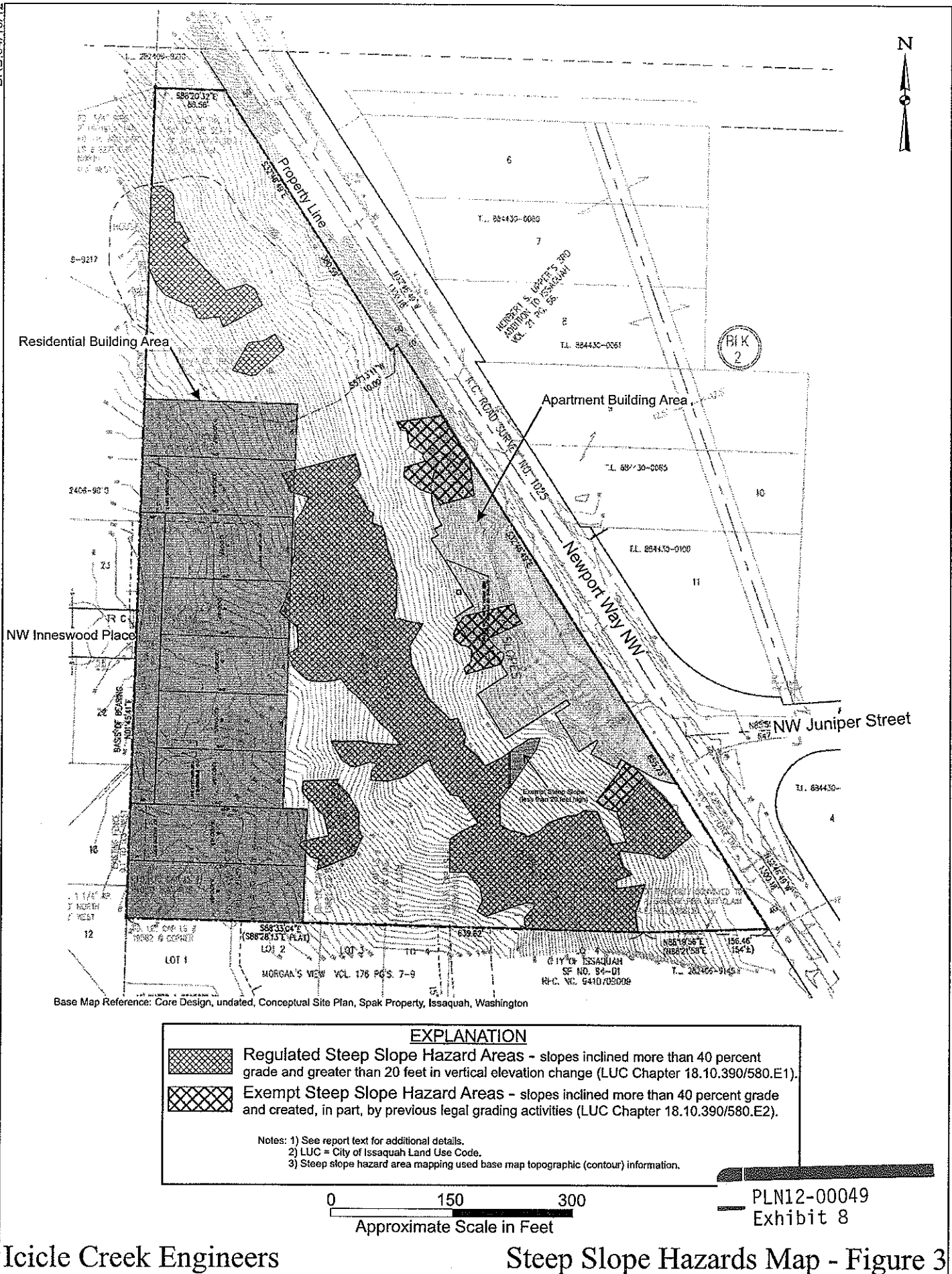
3. The density credit can only be transferred within the development proposal site. The applicant may reduce lot sizes below the minimum required for that zone to accommodate the transfer of density. The applicant may not propose any uses which are not permitted in the underlying zone.

18.07.440 Multifamily and duplex development standards.

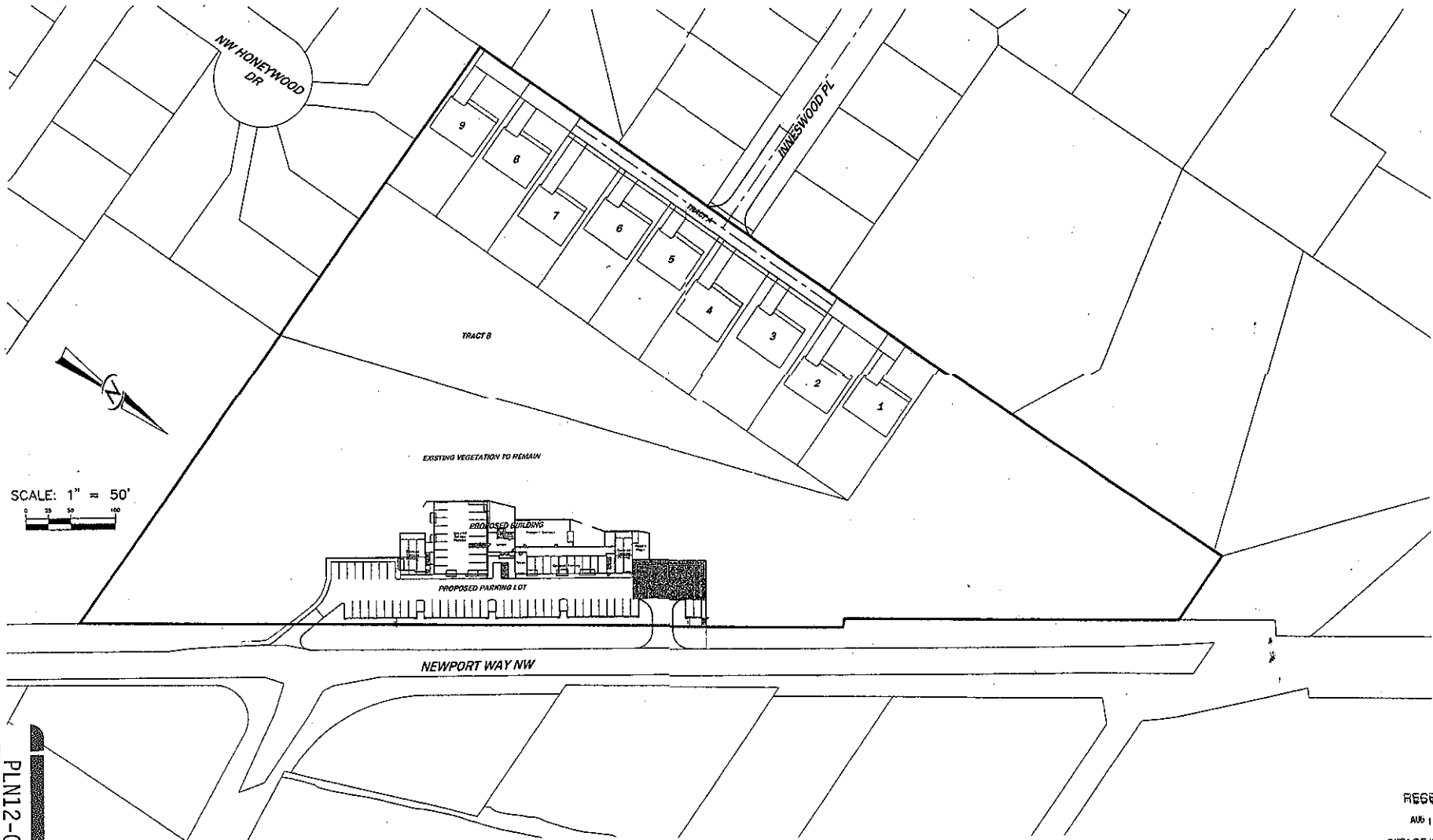
- A. Purpose and Intent: The purpose and intent of requiring specific standards for multifamily and duplex development are to:
1. Ensure multifamily and duplex residential development which is compatible with the scale and character of the neighborhood or community in which it is located;
 2. Provide a safe source of housing for residents of the City which includes amenities such as usable open space;
 3. Provide the opportunity for urbanized lifestyles that would be located close to a range of urban services;
 4. Encourage a sense of community within each cluster and within each overall development; and
 5. Provide that impacts to public services and facilities are mitigated.
- B. Diversity:
1. Unit Type: Diversity of unit types is encouraged, including, but not limited to, senior housing, special needs and the low income rental market as defined by current King County Standards [Countywide Planning Policies];
 2. Location: Multifamily shall be considered a desirable component of mixed use developments and shall be encouraged.
- C. Permitted Locations and Review Required: The permitted locations and review required for multifamily and duplex development are governed by the Table of Permitted Land Uses (IMC 18.06.130).
- D. Approval Criteria: Approval for all proposals for multifamily or duplex developments shall be permitted only if all the following approval criteria are met:
1. Access and Circulation:
 - a. Motorized: Vehicular access shall be provided such that it does not negatively impact adjacent land uses. Internal circulation shall also be provided, such that it does not interfere with pedestrian access or internal circulation;
 - b. Nonmotorized: Pedestrian walkways shall be provided within a project and as linkages to adjacent projects.
 2. Building Modulation: Building modulation shall occur on all multifamily structures, including townhouses and residential development associated with residential mixed use development and is intended to break up the overall bulk and mass of the exterior of a multifamily building. Modulation should also add character to the overall building exterior as well as to individual units.
 - a. Building facade modulation should occur at every twenty-five (25) feet of wall length. The modulation can take the form of decks, balconies, indentations, extrusions and other various forms; and
 - b. Minimum modulation depth shall be approximately three (3) feet; and
 - c. Minimum modulation width shall be approximately eight (8) feet.
 3. Duplex and Attached Single Family/Townhouse Standards:
 - a. Duplexes and attached single family dwellings/townhouses located in established single family residential neighborhoods shall be designed and built to be compatible with the existing character of the neighborhood. Compatibility of design shall include but is not limited to:
 - (1) Resembling the character, style and modulation of a single family unit; and
 - (2) Resembling or consistent with the time period in which the majority of the homes in the surrounding neighborhood were built; and
 - (3) Having a height and scale that is consistent with the existing single family homes in the neighborhood.
 - b. No duplex or attached single family/townhouse dwelling shall have a firewall and/or parapet extension above the roofline (see the International Building Code (IBC) for options on allowed roof construction types).

- c. The maximum number of single family dwellings/townhouses that may be attached in a single grouping varies by zoning district and is determined in IMC 18.06.130, Table of Permitted Land Uses.
 - d. Before any attached single family unit is permitted in the SF-D Single Family – Duplex District on a lot between three thousand (3,000) and six thousand (6,000) square feet, the owner shall be required to record a covenant in a form approved by the City which will require the building location on the lot with only one side at zero (0) feet setback, limit the right to only one attached single family housing unit per three thousand (3,000) square feet of lot area, prohibit building a detached housing unit, prohibit an Accessory Dwelling Unit (ADU) and grant access easements as may be needed for maintenance of an adjoining unit.
4. Parking: Parking shall be determined for multifamily developments, as established in the Table of Off-Street Parking Standards (IMC 18.09.050).
5. Private or Common Usable Outdoor Space: Every multifamily development, including townhouses, shall provide private outdoor space for individual units or a larger common, outdoor space for the residences. The purpose of requiring usable open space is to provide this amenity for the residents of these developments. The usable outdoor space, whether provided on an individual or community basis, may consist of pervious and impervious surfaces. For the purpose of calculating the impervious surface ratio, those areas of the outdoor space which are impervious shall be counted as impervious surface.
- a. Common Outdoor Space: Common outdoor space shall be provided in the form of one or several outdoor balconies, patios, decks or gardens. Common outdoor space shall be easily accessible to all residents of the complex and no common outdoor space shall be attached to any individual unit.
 - b. Containment of Activity Areas: Activity areas shall be designed so that they do not interfere with incompatible on-site uses; for example, children's play areas shall not overflow into parking lots or pedestrian pathways.
 - c. Minimum Outdoor Space per Unit: At a minimum, each unit shall have a total of forty-eight (48) square feet of outdoor space, whether provided for individual units as private outdoor space or as common open space.
 - d. Private Outdoor Space: Private outdoor space shall be provided in the form of private outdoor balconies, patios, or decks attached to individual units. Minimum length and width of each private outdoor space shall be eight (8) by six (6) feet.
6. Roofline Variation: Roofline variation is intended to break up the overall bulk and mass of a multifamily building. Roofline variation shall occur on all multifamily structures with rooflines which exceed fifty (50) feet in length. Roofline variation shall be achieved using one (1) or more of the following methods:
- a. Vertical off-set ridge line;
 - b. Horizontal off-set ridge line;
 - c. Variations of roof pitch; or
 - d. Any other technique approved by the Planning Director/Manager which achieves the intent of this section.
7. Screening:
- a. Parking Area: The parking area shall be screened to visually buffer areas within the project complex and adjacent properties;
 - b. Structures: Screening of structures from adjacent properties shall be provided, such as landscaping, fences, berms or other similar materials and/or designs. (Ord. 2471 § 5, 2006; Ord. 2108 § 7.4.8, 1996).





SPAK PROPERTY



PLN12-00049
Exhibit 9

RECEIVED
AUG 14 2012
CITY OF ISSAQUAH

PRELIMINARY PLAT OF SPAK PROPERTY FOR ANDREW MICHAEL CONSTRUCTION

RECEIVED

JUL 16 2012

CITY OF ISSAQUAH

PLN12-00049
Exhibit 10

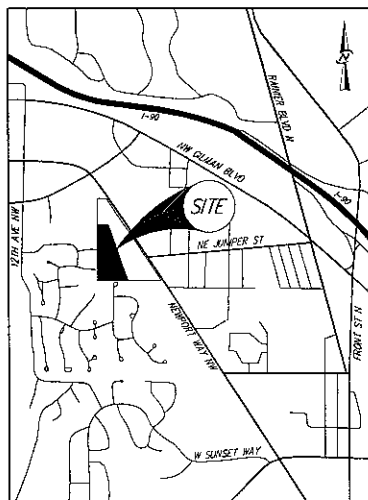


PROJECT RUS
ISSAQUAH
1-14-12
DATE: 8/1/12
SCALE: 1" = 100'
PLAN: 1, 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100

TITLE SHEET
SPAK PROPERTY
ANDREW MICHAEL CONSTRUCTION
P.O. BOX 6127
BELLEVUE, WASHINGTON 98008

PROJECT NUMBER
11111
DRAWING
P01

SHEET 1 OF 4



VICINITY MAP
SCALE: 1" = 500'

SITE INFORMATION

DEVELOPER/OWNER	VINEYARD CONSTRUCTION P.O. BOX 2401 KIRKLAND, WASHINGTON 98033 CONTACT: BOB MENZEL
ENGINEER/ SURVEYOR/PLANNER	CORE DESIGN, INC. 14711 N.E. 28TH PL. SUITE 101 BELLEVUE, WA 98007 (425) 885-7877 CONTACT: ROBERT STEVENS, P.E. OLSON SPRAGUE, P.L.S. LAPE HERMANSSEN
DRAINAGE BASIN	ISSAQUAH CREEK
ACREAGE	4.3383± ACRES
ZONING	SF-5 (4.5 DU/AC)
TOTAL NUMBER OF PROPOSED UNITS	9
ALLOWED DENSITY (RANGE)	17
PROPOSED DENSITY	2.32 DU/AC
LAND USE PERMITTED (RANGE)	RESIDENTIAL, RETAIL, RECREATIONAL, COMMERCIAL
LAND USE PROPOSED	RESIDENTIAL
ASSESSOR'S PARCEL NUMBERS	2924069011
UTILITY SURVEYORS	CITY OF ISSAQUAH CITY OF ISSAQUAH CITY OF ISSAQUAH QWEST COMMUNICATIONS PUGET SOUND ENERGY PUGET SOUND ENERGY COMCAST
OTHER SERVICES	ISSAQUAH SCHOOL DIST. 411 EASTSIDE FIRE AND RESCUE

DENSITY CALCULATIONS

BASE SITE AREA - GROSS SITE AREA LESS PRIVATE ROAD AND/OR EXCLUSIVELY USED EASEMENTS
169,155 S.F. (3.88 AC) = 168,975 (SITE) - 10,780 (TRACT A) = 9,040 (EASEMENTS)
BASE SITE AREA X DENSITY (DU/ACRE) MAXIMUM DENSITY
3.88 AC X 4.5 = 17.46 (17)

LEGAL DESCRIPTION

PARCEL A, CITY OF ISSAQUAH SHORT PLAT NO. SP12-XXXXX, RECORDED IN VOLUME XX OF SURVEYS, PAGE XX, UNDER RECORDING NO. XXXXXXXXXX, RECORDS OF KING COUNTY, WASHINGTON.

BASIS OF BEARINGS

N01°41'45"E ALONG THE WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 28, TOWNSHIP 24N, RANGE 3E, FOR THE WOODS AT ISSAQUAH DIVISION 4, RECORDED IN VOL. 127 OF PLATS, PAGES 35 AND 38.

VERTICAL DATUM

NGVD23

SHEET INDEX

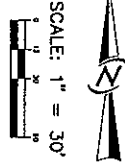
- TITLE SHEET
- EXISTING CONDITIONS
- PRELIMINARY PLAT MAP
- PRELIMINARY GRADING & UTILITY PLAN

APPROVAL CONDITIONS			
BY _____		DATE _____	
APPROVED BY VINEYARD CONSTRUCTION FOR REVIEW BY THE OSD			
BY _____		DATE _____	
PLANNING		ENGINEERING	
OSD Planner	Date	OSD Engineer	Date
<input type="checkbox"/> Reviewed & Determined to be not applicable		<input type="checkbox"/> Reviewed & Determined to be not applicable	
OSD LS Arch.	Date	OSD Engineer	Date
<input type="checkbox"/> Reviewed & Determined to be not applicable		<input type="checkbox"/> Reviewed & Determined to be not applicable	
Land Development Manager		Date	
Public Works Engr. Director		Date	

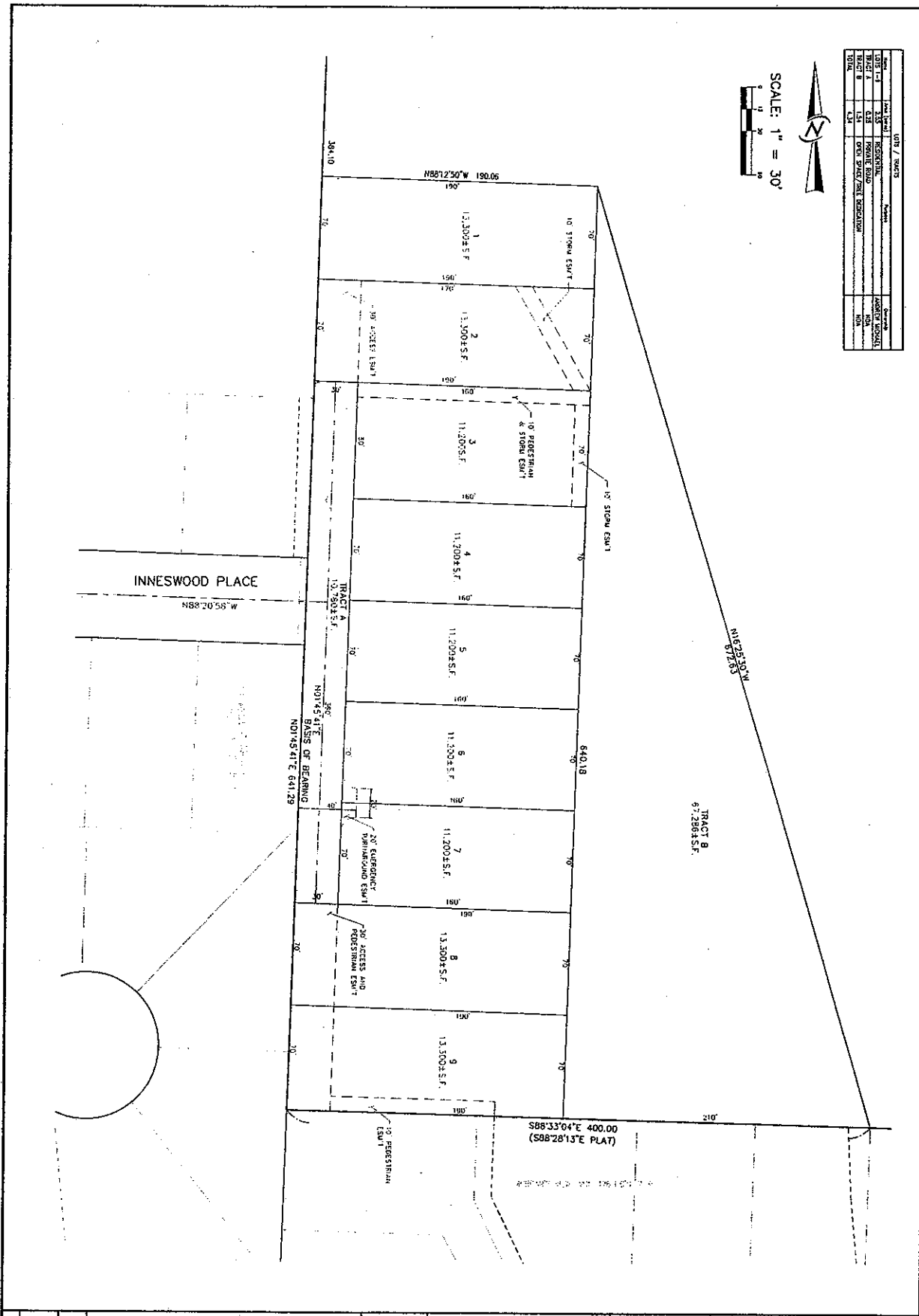


SHEET 2 OF 4	DRAWING P02	PROJECT NUMBER 11111	EXISTING CONDITIONS	SCALE: 1" = 40'	16711 NE 28th Place Suite 101 Bellevue, Washington 98007 425.484.7747 FAX 425.484.7742		PLN12-00049 Exhibit 11	
			SPAK PROPERTY	REVISIONS: DESIGNED RWS DRAWN KMB CHECKED RWS DATE 7/06/2012 VERIFY SCALE HAS IT THE RIGHT ORIGINAL DRAWING U=UNUSABLE Y				
			ANDREW MICHAEL CONSTRUCTION P.O. BOX 6127 BELLEVUE, WASHINGTON 98008					

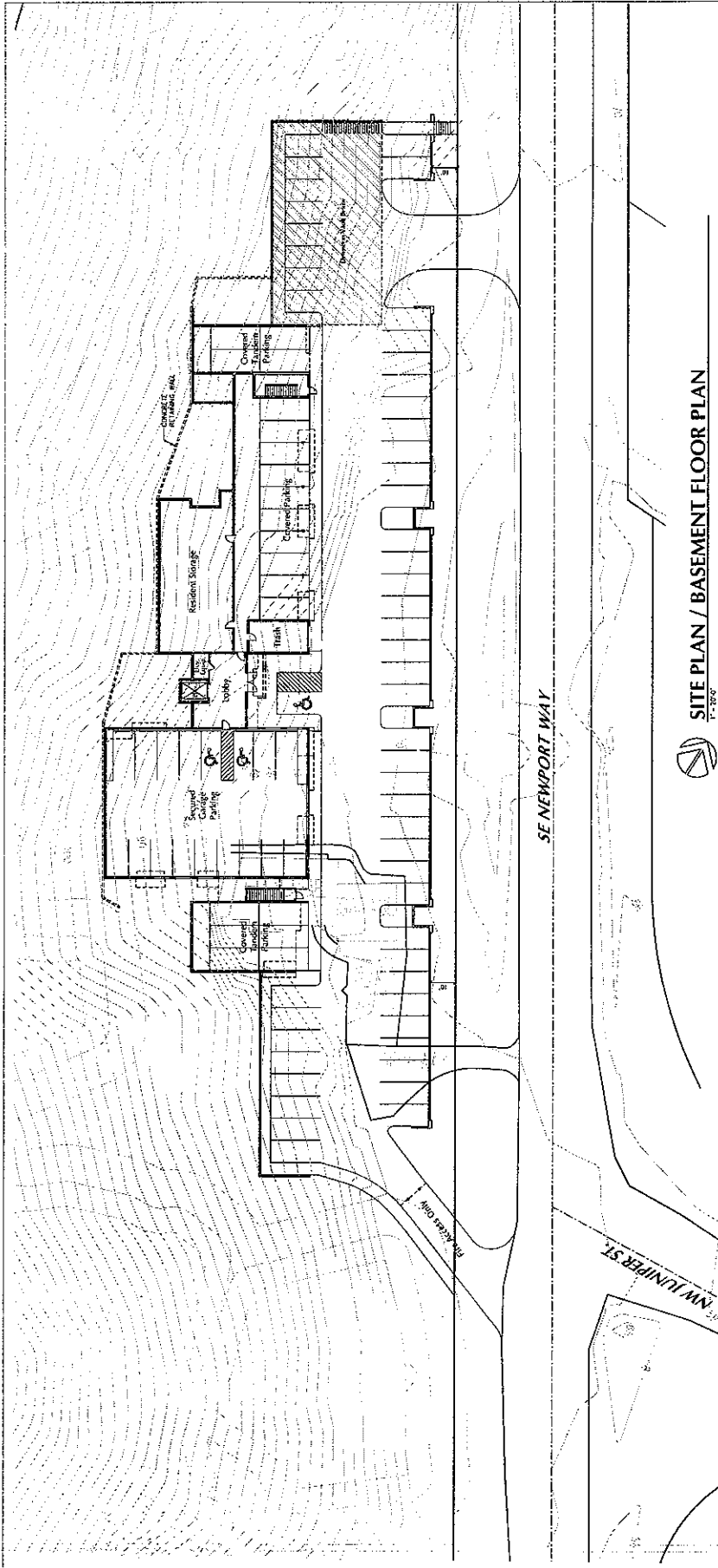
TRACT	Area (Acres)	Area (Sq. Ft.)	Area (Sq. Ft.)
TRACT 1	0.33	13,300	13,300
TRACT 2	0.33	13,300	13,300
TRACT 3	0.33	13,300	13,300
TRACT 4	0.33	13,300	13,300
TRACT 5	0.33	13,300	13,300
TRACT 6	0.33	13,300	13,300
TRACT 7	0.33	13,300	13,300
TRACT 8	0.33	13,300	13,300
TRACT 9	0.33	13,300	13,300
TRACT 10	0.33	13,300	13,300
TRACT 11	0.33	13,300	13,300
TRACT 12	0.33	13,300	13,300
TRACT 13	0.33	13,300	13,300
TRACT 14	0.33	13,300	13,300
TRACT 15	0.33	13,300	13,300
TRACT 16	0.33	13,300	13,300
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SCALE: 1" = 30'

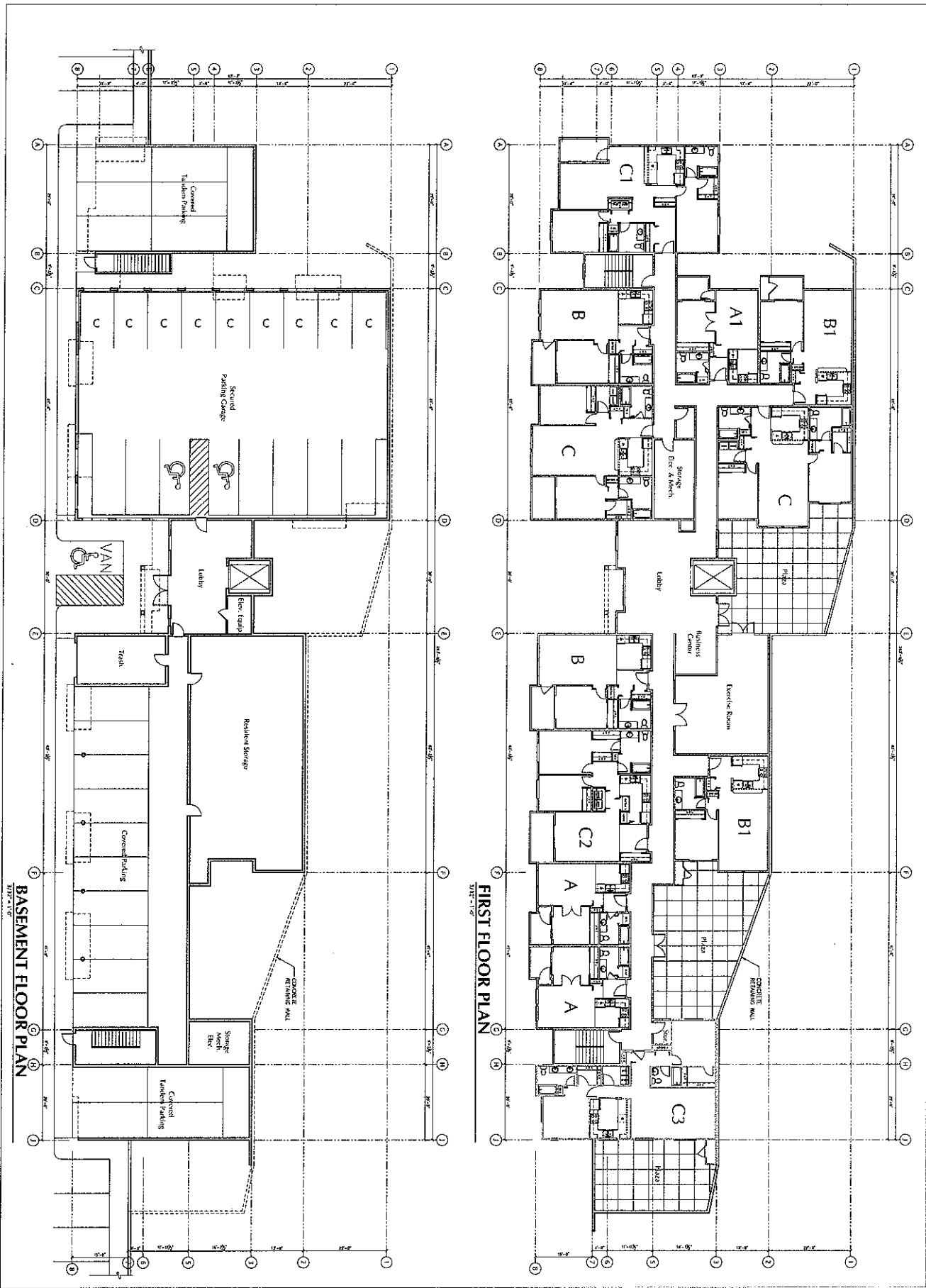


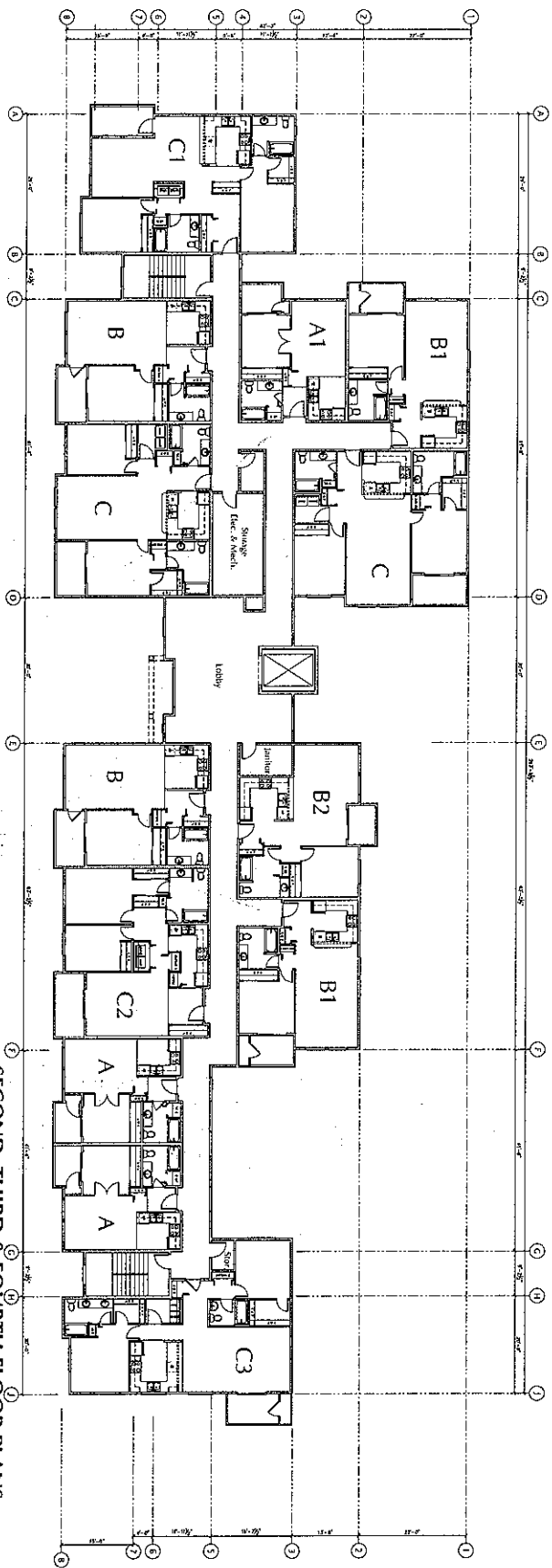
<p>PRELIMINARY PLAT MAP</p> <p>SPAK PROPERTY</p> <p>ANDREW MICHAEL CONSTRUCTION</p> <p>P.O. BOX 6127</p> <p>BELLEVUE, WASHINGTON 98008</p>		<p>SCALE:</p> <p>PROJECT: QRS</p> <p>DATE: 6/15/2011</p> <p>BY: J. J. J.</p> <p>FOR: ORIGINAL</p> <p>DRAWING</p>	<p>CORE DESIGN</p> <p>ENGINEERING • PLANNING • SURVEYING</p> <p>10111 NE 27th Place, Suite 101</p> <p>Bellevue, Washington 98007</p> <p>425.486.7777 Fax: 425.486.7763</p>	<p>PLN12-00049</p> <p>Exhibit 12</p>
<p>PROJECT NUMBER</p> <p>11111</p> <p>DRAWING</p> <p>P03</p> <p>SHEET 3 OF 4</p>	<p>NO.</p> <p>DATE</p> <p>REVISION</p>	<p>BY: CK</p>		



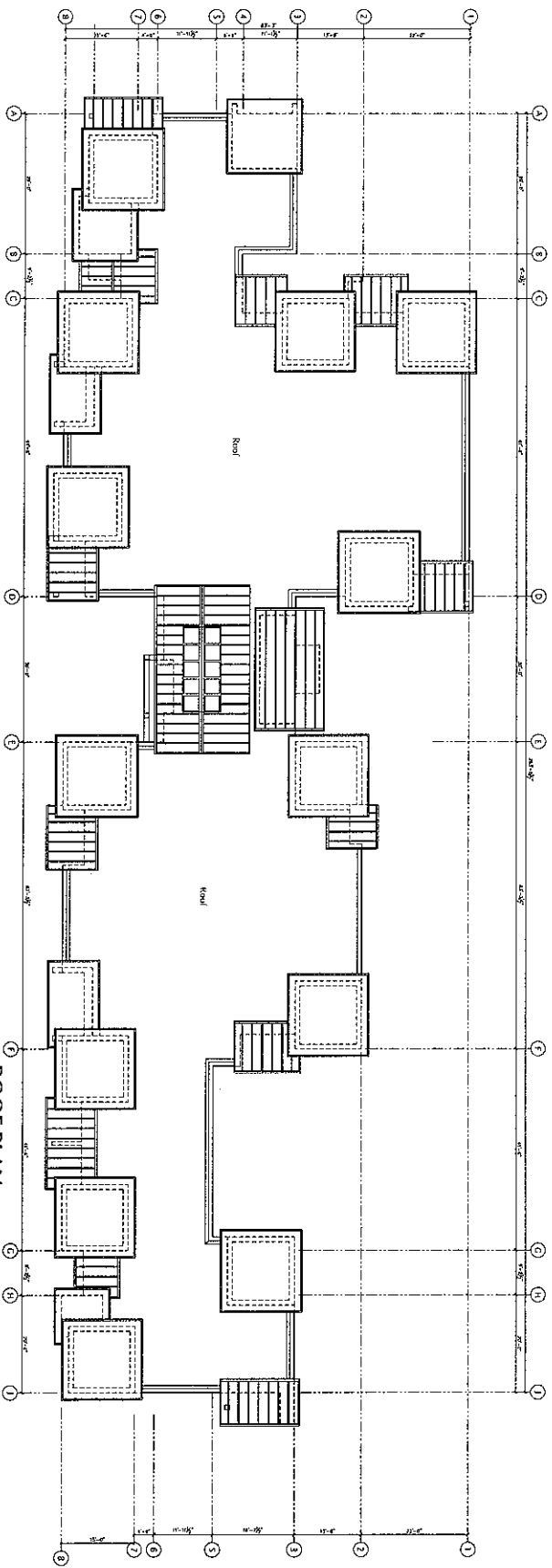
SITE PLAN / BASEMENT FLOOR PLAN

BUILDING STATISTICS			UNIT STATISTICS		
		GRASSY AREA ACCRETION	GRASSY AREA SUBTRACTED	GRASSY AREA TOTAL	GRASSY AREA TOTAL
GROUND FLOOR		1119	-	1119	504
LOBBY STAIRS, CORRIDOR		1346	-	1346	336
UNDER PLUG PARADE		-	1018	1018	62
WASH, MECHANICAL STORAGE		568	568	1136	15
TOTAL		2653	1067	3720	75
FIRST FLOOR					
COMMON AREAS		2096	-	2096	1006
LOBBY STAIRS, CORRIDOR		330	-	330	154
STORAGE, ELEC., MECH.		439	-	439	87
ENGINEERING		256	-	256	83
COMMON TOTAL		2921	-	2921	1154
DWELLING UNITS (See Unit Data for breakdown)		13174	-	13174	-
TOTAL		58395	-	58395	-
SECOND FLOOR					
COMMON AREAS		3303	-	3303	12
LOBBY STAIRS, CORRIDOR		256	-	256	19
STORAGE, ELEC., MECH.		204	-	204	16
COMMON TOTAL		3763	-	3763	47
DWELLING UNITS (See Unit Data for breakdown)		13174	-	13174	-
TOTAL		7527	-	7527	-
THIRD FLOOR (BASE AS 2ND FLOOR)					
COMMON AREAS		3303	-	3303	12
LOBBY STAIRS, CORRIDOR		256	-	256	19
STORAGE, ELEC., MECH.		204	-	204	16
COMMON TOTAL		3763	-	3763	47
DWELLING UNITS (See Unit Data for breakdown)		13174	-	13174	-
TOTAL		17291	-	17291	-
FOURTH FLOOR (BASE AS 2ND FLOOR)					
COMMON AREAS		3303	-	3303	12
LOBBY STAIRS, CORRIDOR		256	-	256	19
STORAGE, ELEC., MECH.		204	-	204	16
COMMON TOTAL		3763	-	3763	47
DWELLING UNITS (See Unit Data for breakdown)		13174	-	13174	-
TOTAL		17291	-	17291	-
FIFTH FLOOR (BASE AS 2ND FLOOR)					
COMMON AREAS		3303	-	3303	12
LOBBY STAIRS, CORRIDOR		256	-	256	19
STORAGE, ELEC., MECH.		204	-	204	16
COMMON TOTAL		3763	-	3763	47
DWELLING UNITS (See Unit Data for breakdown)		13174	-	13174	-
TOTAL		17291	-	17291	-
SIXTH FLOOR (BASE AS 2ND FLOOR)					
COMMON AREAS		3303	-	3303	12
LOBBY STAIRS, CORRIDOR		256	-	256	19
STORAGE, ELEC., MECH.		204	-	204	16
COMMON TOTAL		3763	-	3763	47
DWELLING UNITS (See Unit Data for breakdown)		13174	-	13174	-
TOTAL		17291	-	17291	-
SEVENTH FLOOR (BASE AS 2ND FLOOR)					
COMMON AREAS		3303	-	3303	12
LOBBY STAIRS, CORRIDOR		256	-	256	19
STORAGE, ELEC., MECH.		204	-	204	16
COMMON TOTAL		3763	-	3763	47
DWELLING UNITS (See Unit Data for breakdown)		13174	-	13174	-
TOTAL		17291	-	17291	-
EIGHTH FLOOR (BASE AS 2ND FLOOR)					
COMMON AREAS		3303	-	3303	12
LOBBY STAIRS, CORRIDOR		256	-	256	19
STORAGE, ELEC., MECH.		204	-	204	16
COMMON TOTAL		3763	-	3763	47
DWELLING UNITS (See Unit Data for breakdown)		13174	-	13174	-
TOTAL		17291	-	17291	-
NINTH FLOOR (BASE AS 2ND FLOOR)					
COMMON AREAS		3303	-	3303	12
LOBBY STAIRS, CORRIDOR		256	-	256	19
STORAGE, ELEC., MECH.		204	-	204	16
COMMON TOTAL		3763	-	3763	47
DWELLING UNITS (See Unit Data for breakdown)		13174	-	13174	-
TOTAL		17291	-	17291	-
TENTH FLOOR (BASE AS 2ND FLOOR)					
COMMON AREAS		3303	-	3303	12
LOBBY STAIRS, CORRIDOR		256	-	256	19
STORAGE, ELEC., MECH.		204	-	204	16
COMMON TOTAL		3763	-	3763	47
DWELLING UNITS (See Unit Data for breakdown)		13174	-	13174	-
TOTAL		17291	-	17291	-
ELEVENTH FLOOR (BASE AS 2ND FLOOR)					
COMMON AREAS		3303	-	3303	12
LOBBY STAIRS, CORRIDOR		256	-	256	19
STORAGE, ELEC., MECH.		204	-	204	16

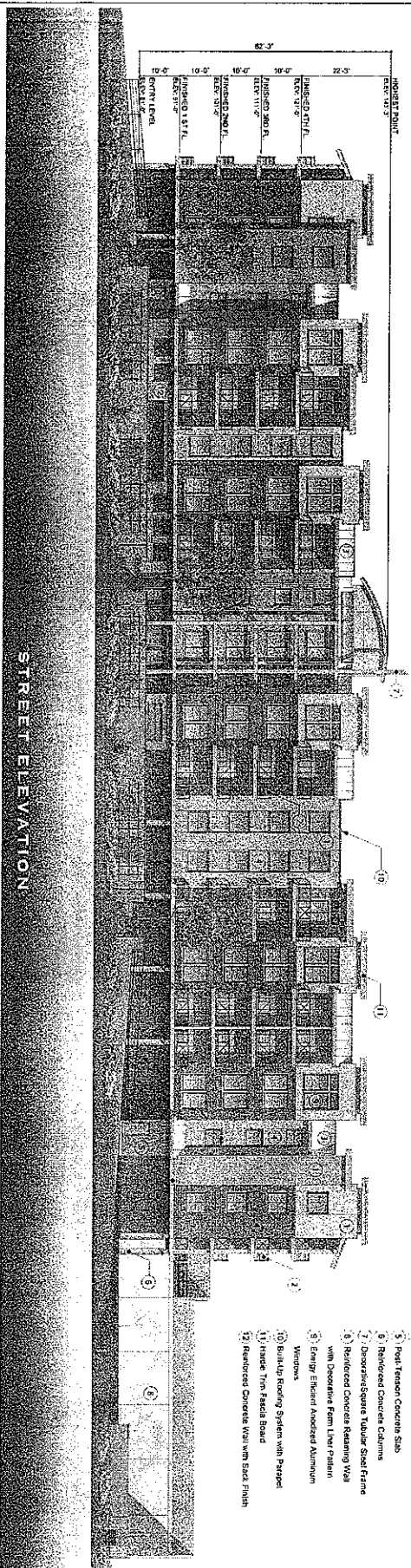




SECOND, THIRD & FOURTH FLOOR PLANS
1/16" = 1'-0"



ROOF PLAN
1/16" = 1'-0"



- Exterior Materials Legend**
- 1. Exterior Stucco Sand Final Finish
 - 2. Mason Precast/Insulated Concrete Form System
 - 3. Sand Steam Mason Brick
 - 4. Flat Cement Plank
 - 5. Post Tension Concrete Slab
 - 6. Reinforced Concrete Columns
 - 7. Cast-in-place Concrete Slab
 - 8. Reinforced Concrete Slab
 - 9. Reinforced Concrete Slab
 - 10. Reinforced Concrete Slab
 - 11. Reinforced Concrete Slab
 - 12. Reinforced Concrete Slab

Newport Way Apartments
 A 51-Unit Apartment Building
 Issaquah, Washington
 Bob Wenzl

Materials Diagram
 Street Elevation

Scale:	Drawn by:	Date:	Date Plotted:
NTS	AF		6-28-12

No.	Date

PLN12-00049
 Exhibit 17

A4

Jerry Lind

From: fredbutler@juno.com
Sent: Thursday, September 13, 2012 10:56 AM
To: Jerry Lind
Subject: PLN12-00048 SPAK PROPERTY

Jerry Lind,

Thank you for the opportunity to comment on Notice of Application PLN12-00049, Spak Property: 51 unit apartment building & 9 lot single family subdivision family subdivision. I live at 955 NW Honeywood Court, Lot 12, Div 4, The Woods At Issaquah. While I have not completed my review of the application I would like to share some initial concerns based on a very preliminary review of the information provided.

My home is 11 feet from the drive way to lot 9. There is also a pedestrian easement/trail shown on the applicants property line and 11 feet from the corner of my bedroom window.

It is not clear how the home on lot 9 is oriented and the number of stories. Does the rear of the proposed home face my lot or the front? I have a difficult understand having the front yard of a multi story dwelling unit facing the rear of my home. All of the homes in the vicinity are oriented with back yards adjacent. Can the drive way and pedestrian trail be moved to the south away from existing homes?

There does not appear to be street parking in the subdivision as presented.

Lighting should not impact adjacent homes.

Drainage is a concern My home is at a lower elevation than the proposal.
Positive control of ground water is essential to prevent flooding.

My home is a single story dwelling unit with a limited back yard adjacent to lots 9 and 8. There should be adequate screening to insure privacy.

Thank you for the opportunity to share these preliminary observations.

Fred & Rosemarie Butler
955 NW Honeywood Ct
425-392-5775

Woman is 53 But Looks 25

Mom reveals 1 simple wrinkle trick that has angered doctors...

<http://thirdpartyoffers.juno.com/TGL3141/50521eb598d1f1eb524ddst04vuc>

Jerry Lind

From: Michael Beard [Michael.Beard@target.com]
Sent: Friday, September 14, 2012 4:03 PM
To: Kathleen Geyer; Jerry Lind
Cc: Lucy Sloman; Keith Niven
Subject: proposed development PLN12-00049

Hello,

I received a notice from the city recently about the proposed Spak Property 51 development: PLN12-00049 at 905 Newport Way, NW. This project will directly impact my HOA, and as one of the Inneswood HOA board members I would like to get some more information or have the opportunity to speak with someone about the plans.

I live on Inneswood Place, and the 9 proposed housing units would be put in at the end of the cul-de-sac.

This has raised concerns about increased traffic flow, and talk of a proposed trail linking our neighborhood with the proposed apartments has some people, including myself, concerned about increased property crime. The notice said there would be a public meeting, but I want to ensure that I can inform my HOA of when this would be.

Thanks for your help, I know you most likely are not the correct people to contact, but hopefully you can point us in the right direction.

Regards,

Michael R Beard | District Facilities Manager - Seattle Metro | D159 | ©Target | 301 Strander Blvd | Tukwilla, WA 98188
| 425.269.5026 (ph) |

Jerry Lind

From: Frank Curtis [fncurtis@gmail.com]
Sent: Saturday, September 22, 2012 5:46 PM
To: Jerry Lind
Subject: Reference: Notice of Application PLN12-00049, "Spak Property"

Jerry Lind,

I would like to comment on the Notice of Application PLN12-00049, "Spak Property: 51 unit apartment building & 9 lot single family subdivision family subdivision".

We live close to this proposed development at 975 NW Honeywood Court, and I am member of the Inneswood Homeowners Association, which has member homes bordering the proposed development.

I have not yet seen the detailed plans but I have some concerns about the information included in the Notice that was mailed to us.

With reference to the apartment building, I have no problem with the location, other than the effect on the steep hillside behind the building. I would hope that the developer is restricted from digging into the slope to gain more flat ground, but I am more concerned about the clearing or damage to any trees and undergrowth on the hillside. I feel that this will cause problems with hill stability and could seriously limit the freedom of wild animals to roam.

There are similar concerns about the 9 single family houses at the top of the slope. First it is assumed that there will be extensive clearing of the greenery, once again giving concern about drainage and hillside stability along with the detrimental effect on wildlife freedom. Looking at a satellite view of the site makes me realize how much this development would choke the animal tracks and create another ugly scar on the hillside,

The included drawing of the nine home plots does not show much detail but it appears that there is little concern for the existing residents living on Honeywood Court and Inneswood Place. The road for these nine new homes appears to be adjacent to the rear and side property lines of the existing homes. This gives rise to questions about security and privacy.

It would appear that the front view from the new homes would be overlooking the existing homes, made worse by their higher elevation and the possibility that they are two story buildings.

In my opinion, a solution would be to turn the new homes round and extend Inneswood Place through and have the new road close to the edge of the slope. The new homes would then have their backs to the existing homes, they would share a common back or side fence. This solution would also move the traffic noise and street lighting away from the existing homes. I realize that this would reduce the new houses to eight.

I am also strongly opposed, for reason stated above, to any clear cutting on the hill slope to give these new homes some sort of view.

I feel that the existing homes should be fenced by the developer and that much of the existing vegetation between the homes should be left intact.

I am sure that the existing homeowners on Inneswood Drive and Inneswood Place are going to be upset by the increase in traffic caused by the construction. Both of those roads are narrow and are frequently used by residents as walk ways and by children on their way to the school bus stops.

I suggest that it would be so much better, if this proposed construction could be merged with the other proposed development of the properties and existing access roads to the north, bordering on Newport Way.

As we learn more about this proposal, I may have more comments.

Thank you for your consideration,

Patricia and Frank Curtis
425-369-9926

Jerry Lind

From: Loren [loren@cascadeclimber.com]
Sent: Thursday, September 27, 2012 8:11 AM
To: Central Issaquah; Jerry Lind
Subject: Central Issaquah Plan comments
Attachments: parcels.JPG

I strongly object to parcels 2824069145 and 2824069011 being included in the Central Issaquah Plan. Newport Way forms a natural and aesthetic boundary between this high-density urban growth area and existing, conventional residential areas. These two parcels are the only properties south of Newport Way included in the plan area and I cannot see any necessity for this, nor do I, as a 20 year resident of Issaquah, see it as desirable.

My fear is that existing rules covering native growth protection boundaries and critical slope setbacks will be bent or removed from properties included in the Central Issaquah Plan, resulting in destruction of the natural areas around my property at the behest of developers. Indeed, the informal but long-standing policy of developers deeding over the undevelopable, environmentally sensitive upper sections of property along Newport Way (parcels 9545260460 and 9545250320, for example) for preservation and permanent, public-owned green space, has already been set aside for development on these two parcels.

I understand and agree with the need to accommodate growth in and around Issaquah. And I also believe that a primary guiding principle of this effort must be minimizing the negative impact on existing residents. Including these two parcels in an area designated as "urban" blatantly and unnecessarily violates this principle.

Thank you-

Loren Campbell

Jerry Lind

From: Loren [loren@cascadeclimber.com]
Sent: Thursday, September 27, 2012 8:41 AM
To: Jerry Lind
Subject: Spak property development

Jerry-

My property backs onto the Spak property (2824069011) and I have several questions and comments about the proposed development.

1. Why was the developer not required/asked to deed over the upper sections of the property to the city for preservation as permanent green space/NGPE? This seems to be what was done in return for multifamily development rights below parcels 9545260460 and 9545250320.
2. The documents I received show a five-story, 51 unit apartment building along Newport Way. The document does not address traffic concurrency at all. Newport Way is already highly impacted at peak commute times I believe the addition of more trips must be addressed per the concurrency requirements in the 1990 King County GMA.
3. Per my previous email, I am deeply concerned about these two parcels being singled out as the only parcels south of Newport Way to be included the "Central Area" of Issaquah. Was this required in order to accommodate this development?
4. "Tract B" is labeled on drawing PO3 as "Open Space/Tree Dedication". What is the precise definition of this (i.e. does it mean the area remain undisturbed)? What assurance is offered to neighboring property owners that this is a permanent designation?
5. The area north of "Tract B" and south of the proposed apartment building is labeled as "Existing Vegetation to Remain" in the diagram "SPAK PROPERTY". What assurance is offered to neighboring property owners that this is a permanent designation?

When I drive up into the Highlands and Talus developments I see multiple tall (50+ feet), unsightly retaining walls that were built to allow development on steep slopes similar to the slope on "Tract B" and at the top of adjoining parcel 2824069145. My overriding concern is that unless these areas are permanently deeded into public ownership for preservation they are at risk of the same sort of treatment.

I am not anti-development. I do, however feel that it is too often done in the interest of developers and new residents and at the expense of existing residents.

Best regards-

Loren Campbell
20 year Issaquah resident

Jerry Lind

From: Loren [loren@cascadeclimber.com]
Sent: Friday, September 28, 2012 3:55 PM
To: Jerry Lind
Cc: Brin Hamilton
Subject: FW: Spak property development

Jerry-

I haven't heard back from you on this.

Upon further review, I also noticed that the height of the proposed apartment building is 62'-3", which is both significantly taller than the other, similar buildings along Newport, and also more than 7' taller than the 55' limit noted in the proposed Central Area designation for this zone (Medium Density Residential):

		Medium Density Residential			
Commercial:	Accessory	2.0 ^A	55 ft	20%	1.0 / unit OR .75 / 1 600 sf
Retail:	Primary				
Residential:	Primary				

I tried to find the city code that described the limits in the MF-M zoning that the lower portion of the parcel has now, but was unsuccessful.

I would very much appreciate a response on this item as well as those below.

Thank you-

Loren Campbell

Jerry Lind

From: Amy.Eberhardt@genre.com
Sent: Monday, November 12, 2012 11:15 AM
To: Jerry Lind
Subject: Spak Property Deveolpment

Good Morning!

I received an email notification regarding an upcoming meeting on the proposed development of land near my home at City Hall this Tuesday evening. I will not be able to attend due to a prior commitment; however would like to take the opportunity to voice some concern over the project.

I have enjoyed living on Honeywood Ct. in Issaquah for over 10 years. One of the reasons I moved there was the quiet neighborhood surrounded by areas of natural habitat; with so much development around "old Issaquah", it is losing much of the rural, small town appeal we cherish.

I am most concerned by:

- ground erosion and loss of habitat for our wildlife
- additional noise created for our neighborhoods from traffic and the extremely close proximity this project is to current residents on the east side - a privacy issue as well, from what I am hearing.
- the apartment complex - I view apartment buildings as commercial structures, and while I am not sure of where exactly this is intended to be, it sounds like it will quite close to the homes.....I would object to that mix. In addition, I have heard there is some trail planned that may connect the complex to our homes? If this is the case, then I have major concerns about not only noise, but safety as well - our neighborhood is not a park for unknown persons to come through.

I am sorry not to be able to attend the meeting, but have heard the planning commission is responsive to resident concerns if they are brought up, so wanted to submit mine prior to the meeting.

Thanks for your time to read.

Amy Eberhardt
Vice President; Senior Underwriting Specialist
Global Property Facultative
Gen Re - A Berkshire Hathaway Company
1111 Third Avenue, Suite 2300, Seattle, WA 98101
Tel. 206-224-1312 | Cell 206-818-4520 |
Email: amy.eberhardt@genre.com

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Jerry Lind

From: Dick Croft [rwcroft@yahoo.com]
Sent: Monday, November 12, 2012 10:11 AM
To: Jerry Lind
Subject: Spak Property concerns

Hi Jerry.

My father (who passed away back in December) was William Croft, owner of the property at 960 NW Inneswood Place, immediately adjacent to the proposed development on the Spak property KC Parcel No. 282406-9011. I am preparing to sell his house in the next few months, and I am of course concerned about the impacts on marketability due to externalities caused by construction activities, and the final appearance of the single family homes on the west side of the project. As a licensed real estate appraiser, I am very aware of the detriment to value that these factors can have. I'm wondering what plans if any there are for any sort of visual barrier along boundary shared by my father's lot and the lot being developed.

Thanks
Dick Croft
206-714-9645

Jerry Lind

From: Marianne Faucher [marianne.faucher@gmail.com]
Sent: Monday, November 12, 2012 11:35 AM
To: Jerry Lind
Subject: Spak Property concerns

This is regarding Spak Property. I own a home in Honeywood Court and wanted to state my concern about the proposed 9 home development between my home and Newport Way. My concern is the increase in noise, traffic and loss of wildlife that is so much apart of what is great about living in my neighborhood. My decision to buy my home was the peace and quiet and backing onto a greenbelt that contains so much wildlife. This proposed development and trail running behind my home will greatly disrupt what I love so much about where I live.

Please take these concerns into consideration.

Thank you,

Marianne Faucher
concerned property owner

Jerry Lind

From: Peter Keigher [pmkeigher@gmail.com]
Sent: Tuesday, November 13, 2012 6:05 PM
To: Jerry Lind
Subject: Spak Property Development

Jerry,

My wife and I have been a homeowner and taxpayer in the Woods Development of Issaquah for the past 16 years. We recently learned of plans for development of a nine single family home plat as well as a 51 unit apartment complex in the steep, forested property between Inneswood and Newport Way.

This proposed development will require removal of a significant number of older, large trees, as well as an increase of surface water runoff, erosion, increased traffic, and congestion on an already stressed downtown Issaquah core. While I am a proponent of private property rights, I would hope that the city would apply and require significant concessions and protections of the developer. Because of the nature of the land of the proposed development, I believe there is an argument to declare the ground a critical area, from a water quality and soil erosion standpoint. Also, being a birdwatcher, I have also seen nesting of woodpeckers, owls, and other birds of prey in some of the larger trees.

While I realize that there is a certain limit to what the City of Issaquah planning department can do from a code standpoint, it has been sad to witness Issaquah morph into the look and feel of Federal Way.

Peter and Inger Keigher
625 Jasmine Place NW
Issaquah, WA 98027
425.391.4517

Jerry Lind

From: Lorraine Larsen [llarsen@prklaw.com]
Sent: Wednesday, November 14, 2012 9:08 AM
To: Jerry Lind
Subject: Proposed Development between Inneswood and Newport Way

It seems that just only several years ago, those of us who live in The Woods of Issaquah had to deal with the possibility of development of an apartment complex in that area where now the church is built on the corner property.

I live on Jasmine Place NW. I am concerned about the increase in traffic going up and down the 12th Avenue hill, as well as the traffic on Newport Way which is only one way in each direction with no turn lanes. (I won't even mention that you can't see the lines of the road on Newport Way in the dark while it's raining and can drive off into a gully because the city won't pave in the gullies. And now that Trader Joes is moving to this side of I-90, the increase in congestion at the strip mall with Target.) Also, I am concerned about the road into Inneswood to get to these additional homes. The road is uphill/downhill. There are no sidewalks. I walk that quite often and you really have to be careful of the cars. If I had a home in Inneswood that had no homes behind me, I would be upset that now I would have neighbors looking into my windows. I don't like the idea of apartment complexes next to single family homes.

As soon as the Rowley property begins to get developed with high rises, I am moving from the area.

Please do not allow this development to move forward.

Lorraine Larsen

Jerry Lind

From: JOHN S HAAPALA [jackson150@msn.com]
Sent: Wednesday, November 14, 2012 4:44 PM
To: Jerry Lind
Subject: Notice of Application PLN12-00049, "Spak Property: 51 unit apartment building & 9 lot single family subdivision family subdivision"

Mr Lind,

As I will be unable to attend this evening's meeting, I wanted this email to serve as notice that as a Inneswood resident (965 Honeywood CT) closely adjacent to the proposed property development, I too have concerns regarding the extent to which this project will impact the existing residential community.

Simply put, I would ask that the City act wherever possible to require the developer act in a manner that is the least invasive to the neighborhood. While I appreciate that all residents will be impacted on some level by this project, I am worried that the developer will have too much influence on a project that, once completed, will impact the area's residents for years to come.

Concerns such as the protection of natural growth areas and it's impact on the area's wildlife, drainage, and the proximity of roads and the attendant noise from the traffic trust upon on a planned community that did not anticipate this growth when the existing homes were built are examples where I believe all existing residents have concerns. Additionally, those residents closer to the property have privacy concerns relative to the orientation of the proposed houses in relation to the Inneswood properties.

Please do consider those of us who have seen their life's biggest investment, their homes, lose considerable value in a sensitive real estate market. Further negative impact in this regard is something that should be considered throughout the progression of this project.

Equally important is the impact of the quality of life that could result from this project. By that I mean the disruption the neighborhood will bear during the construction period. If I am not mistaken, it is intended that Inneswood drive become a thoroughfare as a result of this project. If that means that construction vehicles will have access to this road, I am strongly opposed to this outcome. This community deserves the quiet enjoyment to their properties to the fullest extent possible.

Finally, I appreciate the notification that the city has presented, along with giving its residents a chance to respond and hope that the lines of communication remain open as we move into 2013.

Regards,

John Haapala